

# **Belmont Annual Town Meeting 2025**

## **Report from the Community Preservation Committee**

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## COMMUNITY PRESERVATION COMMITTEE

Chair: Aaron Pikilingis, Select Board Appointee  
Vice-Chair: Margaret Velie, Conservation Commission Appointee  
Secretary: Juliet Jenkins, Select Board Appointee  
Jacqueline Appel, Historic District Commission Appointee  
Carol Berberian, Planning Board Appointee  
Paul Cowing, Recreation Commission Appointee  
Roy Epstein, Board of Parks Commissioners Appointee  
Anne Marie Mahoney, Select Board Appointee  
Gloria Leipzig, Housing Authority Appointee

May 1, 2025

Dear Town Meeting Member,

The enclosed information summarizes the status of CPA projects previously approved by Town Meeting and describes the seven (7) projects which Belmont's Community Preservation Committee (CPC) is recommending to Town Meeting for funding under the State's Community Preservation Act (CPA) in FY2026. Detailed project descriptions and expense summaries for all Town Meeting approved projects can be found on the CPC webpage on the Town of Belmont website: <http://www.belmont-ma.gov/community-preservation-committee>. These applications constitute a binding commitment to the Town, and project sponsors cannot repurpose CPA funds or substantially deviate from their written applications without Town Meeting approval.

Town Meeting has the final vote on approving and appropriating funds for these recommended projects. According to CPA legislation, Town Meeting actions on CPC-recommended projects are limited to those listed below.

- Town Meeting may approve, reduce or reject recommended project funding amounts.
- Town Meeting may reserve all or part of the amount recommended for a specific project to the applicable reserve (open space/recreation, historic resources, community housing).
- Town Meeting may not increase the funding amounts recommended by the CPC or initiate appropriations from Belmont's Community Preservation Fund.

This is the twelfth year the CPC will make funding recommendations to Town Meeting, and we welcome your questions and suggestions. Please contact CPC Clerk Matt Haskell at [CommunityPreservation@belmont-ma.gov](mailto:CommunityPreservation@belmont-ma.gov) or call our hotline at (617) 993-2774. If you need a paper copy of this packet, please contact Matt Haskell ([mhaskell@belmont-ma.gov](mailto:mhaskell@belmont-ma.gov)) to receive one.

We look forward to discussing these recommendations with you at Town Meeting.

Aaron Pikilingis, Chair

# Overview of the CPA in Belmont

## Recommended Community Preservation Act Funding for FY2026

The Community Preservation Committee (CPC) is recommending seven (7) projects for FY2026 funding. Described in the following pages, each of these projects was evaluated by the CPC against the criteria for eligibility and appropriateness articulated in the Community Preservation Act (CPA) and in Belmont's CPA Plan. The projects have been presented at a CPC public hearing held on November 8 and December 11, 2024, and then discussed and voted on during meetings on January 8 & 9, 2025; at the Select Board's regularly scheduled meetings on April 7, 14, and 28, 2025; and at the Warrant Committee's regularly scheduled meeting on April 2, 9, and 16, 2025. In addition, the seven projects will be presented at the League of Women Voters Warrant Briefing.

*A note about CPA funding for FY2026:* In past years, the CPC's reserve policy was to hold a full year of CPA revenue in reserve, in case of some emergency or overrun. After analyzing past need for reserves, in the Summer of 2024 the CPC adopted a new reserve policy to hold 20% of anticipated annual in-town CPA revenues. As we transition to this new policy, and in consultation with the Town Finance team, the CPC has opted to hold 40% of anticipated revenues in reserve for FY2026. The change means that for FY2026 there is more funding available than in past years. This is a one-time jump in funding – in future years the total available funding will be closer to one year's worth of CPA revenue.

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## Community Preservation Act Background

The CPA is a state statute which individual communities in the Commonwealth may choose to adopt. Belmont adopted the statute at the state election held November 2, 2010. CPA communities impose a surcharge on their own property taxes of up to 3%, and funds raised from the surcharge are restricted to use for projects in four categories: community housing, historic resources, open space and recreational land (as a subset of open space). To support expenditures in these areas, the state provides a partial match of the funds raised by the community surcharges.

Belmont elected a 1.5% surcharge on both residential and commercial taxpayers. Mindful of the burden on homeowners, however, the Town also adopted provisions which exempt the first \$100,000 of residential property values from the surcharge and grant a total exemption from the surcharge to lower-income residents who may apply for it through the Assessors' Office. In FY2025, the annual surcharge averaged \$256.86 per Belmont single-family household. Belmont currently generates approximately \$1.8 million of CPA funding annually. CPA funds are restricted to their statutory uses and are not available to meet other needs or potential shortfalls in the Town's annual operating or capital budget.

The State CPA Trust Fund (which provides the match to towns that have adopted the CPA) is funded by registry of deed fees. Over time, matching funds from this pool have been divided among more communities as more and more adopt the CPA. In 2019 the state legislature approved an increase in certain registry fees to bolster the State CPA Trust Fund. However, lower levels of real estate activity have decreased fee revenues at the state's Registries of Deeds, such that the

state Department of Revenue has given guidance that the proposed state match for FY2026 will be about 15.9% (typically paid in the November following the close of the Town's fiscal year on June 30).

In FY2024, Belmont's CPA surcharge generated \$ **1,618,547**. The FY2025 match (generated based on prior year receipts) for Belmont was \$**335,029** (21.02%). Total CPA funding received in FY2024 was \$**2,258,933**. As noted in the official statistics maintained by the Community Preservation Coalition, the Town's receipts from the Trust Fund have ranged from a high of \$641,403 in 2021 (43.84% match) to a low of \$189,960 in 2018 (17.2% match). As noted above, the state match is paid after the end of the state's fiscal year on June 30, so the Town actually receives and accounts for it during the subsequent fiscal year.

[https://www.communitypreservation.org/cpc-report?report\\_src=bbzvidkqg|a=dr&rid=183](https://www.communitypreservation.org/cpc-report?report_src=bbzvidkqg|a=dr&rid=183)

Since inception, Belmont's CPA Fund has received \$**4,467,756** in state matching funds. The Town CPA surcharge has generated \$**15,662,446** through FY2024. To date the Town's combined state and local CPA Fund receipts total \$**20,532,248**.

## **Community Preservation Committee**

The CPA requires each adopting community to appoint a Community Preservation Committee. Belmont's CPC consists of nine members, of whom three are appointed by the Select Board as at-large members and six are appointed by the following boards and commissions:

1. the Conservation Commission,
2. the Historic District Commission,
3. the Housing Authority,
4. the Parks Commission (the Select Board in Belmont),
5. the Planning Board, and
6. the Recreation Commission.

All currently serving members are listed in the Introductory Letter on page 3 of this Report.

The CPC is responsible for reviewing applications for funding under the CPA and recommending to Town Meeting expenditures of CPA funds on those projects it approves each year. All recommendations to Town Meeting by the CPC are made within the framework of Belmont's **Community Preservation Act Plan**, which was originally approved by the CPC on August 14, 2013. Each summer the CPC updates the Community Preservation Plan for the following fiscal year, a process in which the public is welcome to participate. The Plan was last updated in August 2024, following Belmont's 2024 Annual Town Meeting. The most current version of the Plan is posted on the town website at:

<http://www.belmont-ma.gov/community-preservation-committee>

Each year's updated Community Preservation Plan reflects the CPC's experience in helping projects reach a successful conclusion and maximizing the benefits of CPA funding. As a result,

the CPC is particularly focused on comprehensive, efficient, long-term planning and leveraging CPA funds through state and federal grants. Questions posed to project applicants in the Preliminary and Final Application Forms (as set out in the Community Preservation Plan) promote high-quality projects that are thoughtfully integrated into the Town as a whole and which will maintain their value over time.

CPA funds have made a tremendous positive difference in the quality of life of Belmont's residents. Detailed charts beginning on pages 7, 13, 17, 21, and 25 of the CPA Plan list the many projects previously funded by Town Meeting at the recommendation of the CPC. These projects include rebuilding the Underwood Pool; rebuilding of most of the Town's playgrounds, tennis courts, basketball courts, and playing fields; ongoing culling of invasive species from open space; significant and ongoing restoration to the historic, municipal buildings in Town Center, the Police Station, the Benton Library, and Homer House; restoration of the Town Clock; preservation of municipal records; ongoing planning regarding preservation and expansion of the Town's community housing stock; and funding the significant design work and right-of-way easements necessary to access state and federal funding for Phases 1 and 2 of the Community Path.

With careful planning, construction schedules, and rigorous accounting of project turn-backs, there have been sufficient CPA funds for all CPC-recommended projects to date. However, prioritizing CPA expenditures will become necessary going forward, as the Town contemplates increasingly expensive projects.

Continuing a new effort started for FY2025, the CPC collaborated with the Town's Finance Director and department leaders to update our five-year projection of anticipated CPA Fund expenses and revenues. We currently face a significant gap between the estimated cost of anticipated desired projects and our ability to fully fund them. The CPC does not have a formal policy for reserving CPA funds, but project sponsors may come forward to request such reservations as they anticipate significant financial need.

Town Meeting can authorize the CPC to spend up to 5% of the local surcharge for administrative costs, including funding studies or design work related to CPA-eligible projects. On June 30, 2022, Activitas, Inc., submitted a Recreational Studies Inventory funded by CPA administrative funds. This comprehensive study of the Town's playing fields and outdoor recreation facilities will guide recreation priorities and spending for years to come. In FY2024 the CPC awarded further funding to have this Inventory updated and it is now available here:

**CPC Funded Studies:** <https://ma-belmont.civicplus.com/DocumentCenter/Index/1002>

The CPC also funded a similar conditions study with the Historic District Commission and Facilities Department, which will create an inventory of current and future CPA-eligible projects for the Town's historic assets. At this time, that study encompasses only the Town Hall Complex (Town Hall, Homer Building, and School Administration Building). That study is also available at the above link. In parallel, the Comprehensive Capital Budget Committee has funded an assessment of all other town-owned properties, the results of which will likely inform additional historic preservation needs that may be eligible for CPA funding.

These studies will be important tools for Belmont's Comprehensive Capital Budget Committee (adopted by Town Meeting in April 2022), as it creates a master list of Belmont's capital needs. Careful stewardship of CPA funds can ensure preservation of current assets, while simultaneously facilitating valuable aspects of Belmont's future.

## FY 2026 CPA Project Summary

No.	Project Title	CPA Category	Project Sponsor	Amount Requested
1	Chenery Park Complex Construction	Recreation	Brandon Fitts CTRS, CPRP, Director of Recreation, Friends of Chenery Park	\$2,200,000*
2	Claypit Pond Intergenerational Walking Path Design	Recreation	Mary Trudeau, Belmont Conservation Agent	\$100,000
3	West of Harris Softball Field	Recreation	Patrice Garvin, Town Administrator & Dr. Jill Geiser Superintendent	\$472,376*
4	Complete restoration of "Burial Hill" original cemetery - Design	Historic Preservation	Ronald Sacca	\$60,000
5	Homer Building Restoration (Town Hall Annex)	Historic Preservation	David Blazon, Belmont Facilities Director	\$605,436*
6	Restore Failed Retaining Wall, Town Hall	Historic Preservation	David Blazon, Belmont Facilities Director	\$825,000*
7	Predevelopment Planning for Redevelopment of Belmont Village	Community Housing	Belmont Housing Authority	\$650,000
	<b>TOTAL AMOUNT REQUESTED</b>			<b>\$4,912,812*</b>

*\* These items, and the total amount, include the addition of a 10% bid reserve for projects that may be impacted by price increases for materials due to tariffs. This additional bid reserve will expire if not encumbered by June 30, 2026 (typical CPA funding expires after three years).*

**TOWN OF BELMONT**  
**COMMUNITY PRESERVATION COMMITTEE (CPC)**  
**FY2026 Recommended Projects to Town Meeting**

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Total FY2026 Requested Funding Amount: \$4,912,812\*

**Open Space/ Recreation:**

- Chenery Park Complex Construction - \$2,200,000\*: The Chenery Park revitalization project aims to renovate the outdated and deteriorating park to better serve both the school and the wider Belmont community. The project, approved for design and engineering and a first round of construction funding in Spring 2024, has strong community support, with extensive engagement efforts and planned collaboration with various stakeholders. The current target to begin construction is Fall 2025, with completion forecast for Summer 2026.
- Claypit Pond Intergenerational Walking Path Design - \$100,000: This project continues a 2014 CPA-funded Master Plan for an Intergenerational Walking Path at Clay Pit Pond. In 2017, CPA financed 2,500 feet of the path, but completion was delayed due to High School construction. This request funds design for the remaining 1,700 feet, improving access from Hittinger Street, around the pond's north side, to Concord Avenue. Once complete, the path will fully encircle the pond, eliminating the need to navigate school driveways.
- West of Harris Softball Field - \$472,376\*: The project aims to revitalize the softball field at 221 Concord Avenue, adjacent to Harris Field, by reconditioning the grass surface, installing an irrigation system, improving fencing, and re-installing the discus throwing area. It aligns with broader campus improvements, ensuring better field quality, increased playing time, and enhanced safety. The project is a collaborative effort involving the School Committee, School Department, and Town Administration.

**Historic:**

- Complete restoration of "Burial Hill" original cemetery - Design - \$60,000: This project supports the design phase for the future restoration of Historic Burial Hill, with the goal of preserving its historical significance and ensuring long-term structural integrity. While this funding is solely for design work, the plan will address key needs such as gravestone repair, pathway restoration, improved accessibility, and erosion control. The resulting design will guide future restoration efforts to protect and maintain this important historic site for generations to come.
- Homer Building Restoration (Town Hall Annex) - \$605,436\*: This project focuses on the restoration of the historic Homer Building, addressing masonry repairs, wooden trim and brackets, and necessary work on gutters. The work will prevent further deterioration, control water infiltration, and extend the building's useful life. The \$550,396 in funding follows a prior CPA-funded study by Spencer Preservation Group, which assessed the building's needs and guided this restoration effort.

- Restore Failed Retaining Wall, Town Hall - \$825,000\*: This project aims to restore the failed retaining wall that supports the driveway on the west side of Belmont Town Hall. A section of the wall has collapsed, and temporary shoring was installed to prevent further deterioration. The funding will support structural repairs designed by Bayside Engineering, addressing driveway support and water runoff management, resetting granite structures, and bringing railings up to code.

**Housing:**

- Predevelopment Planning for Redevelopment of Belmont Village - \$650,000: This project will redevelop Belmont Village by replacing the existing outdated affordable housing with new, modern, and sustainable buildings. The \$650,000 in CPA funding will support predevelopment work, including feasibility studies, site planning, and design needed for zoning and site plan approvals. The new all-electric buildings will meet Passive House standards to ensure long-term affordability and environmental sustainability.

\* These items, and the total amount, include the addition of a 10% bid reserve for projects that may be impacted by price increases for materials due to tariffs. This additional bid reserve will expire if not encumbered by June 30, 2026 (typical CPA funding expires after three years).

Further descriptions of each project are available in the Final CPC application on the Town website linked here: <https://www.belmont-ma.gov/DocumentCenter/Index/1000>

Updates on  
Previously-Funded  
CPA Projects

# Final Report for Town Meeting

**Project:** Clay Pit Pond: Preservation and Restoration of Vegetation  
**CPA Category:** Open Space  
**Original CPA Grant:** FY2020 \$20,000  
**CPA Spending to Date:** FY2020 \$12,597  
**Submission Date:** April 7, 2025

## Project Description

Restore the vegetative buffer on the banks of the pond by removing non-native vegetation per the Landscape Plan for historic Clay Pit Pond Park.

## Original Goals and Objectives

The project proposes the preservation and restoration of the vegetation currently surrounding the Pond. Existing thickets at the perimeter of the waterway are dominated by nonnative and invasive vegetation which seasonally obscure much of the scenic value of the Pond. In addition to limiting viewing of the waterbody, the density of the vines and thicket preclude access to the waterbody by all but the most intrepid. Historic activities, such as fishing, if they exist at all, are limited to a few poorly defined openings in the vegetation. The implementation of the proposed restoration and management of the invasive and non native vegetation will restore the historic views and vistas incorporated into the original Underwood landscaping plans.

## Current Status

This FY '20 project was to be conducted over three years. While treatment of non-native and invasive plants has begun, delays in the completion of the treatment program are attributed to the Covid-19 pandemic, as well as conflicts with work ongoing at the Belmont High School. An extension to the CPA grant to December 2023 was received.

The contractor conducted initial clearing and cutting of non-native and invasive woody plants, with a follow up treatment of hand pulling and herbicide application in the fall of 2021. At this point, the Commission's intent is to return the balance of the funds to the CPA, as the focus of the Commission is currently the construction of the walking path to circumvent the pond. The Commission will resume efforts to restore historic vegetation at some point in the future, once the path placement is established.

# Final Report for Town Meeting

<b>Project:</b>	<b>Grove Street Baseball and Basketball Reconstruction</b>	
<b>CPA Category:</b>	<b>Open Space/ Recreation</b>	
<b>Original CPA Grant:</b>	<b>FY2023</b>	<b>\$ 40,000</b>
	<b>FY2024</b>	<b>\$941,935</b>
<b>CPA Spending to Date:</b>	<b>FY2023</b>	<b>\$ 38,715</b>
	<b>FY2024</b>	<b>\$940,797</b>
<b>Submission Date:</b>	<b>April 8, 2025</b>	

## Project Description

This project implemented the conceptual design developed in FY2023 using a \$40,000 CPA fund appropriation to rehabilitate the baseball fields and basketball court. In FY2024, the fields were rebuilt and the grass playing surfaces were sodded. The basketball court, which had been beyond repair, was reconstructed. Ongoing drainage issues were also addressed to protect the improvements made throughout the park.

## Original Goals and Objectives

The project addressed issues with the court and fields, which were used by hundreds of residents each week. It supported the CPC goal of preserving the Town's valuable assets and responded to issues identified in previous assessments of Grove Street Park.

## Current Status

The Grove Street Project has been completed and is now actively used by many residents.

# Final Report for Town Meeting

**Project:** Payson Park Revitalization  
**CPA Category:** Open Space/ Recreation  
**Original CPA Grant:** FY2022 \$ 35,000  
FY2023 \$1,190,530

**CPA Spending to Date:** FY2022 \$ 35,000  
FY2023 \$ 1,174,302

**Submission Date:** April 8, 2025

## Project Description

This project completed the second phase of a two-phase plan to revitalize Payson Park, focusing on improving safety and access in the fall of 2024. In collaboration with the Department of Public Works, funds were used to cover the final design and construction administration costs necessary to implement the landscape architectural plan developed by Activitas, Inc. The project largely preserved the park's original design while replacing all deteriorating features.

## Original Goals and Objectives

The goal of this CPA project was to revitalize Payson Park by improving safety and accessibility. This was achieved by repairing the grounds, replacing outdated playground equipment, and making the park a safe, enjoyable space for people of all ages. Replacing stairwells and paving pathways made the park fully accessible and compliant with ADA standards.

## Current Status

The Payson Park Project was completed and officially opened in the fall of 2024.

# Final Report for Town Meeting

**Project:** PQ Basketball Court Replacement  
**CPA Category:** Open Space/ Recreation  
**Original CPA Grant:** FY2024 \$124,592  
**CPA Spending to Date:** FY2024 \$124,592  
**Submission Date:** April 7, 2025

## Project Description

The basketball court at PQ Park is a critical piece of infrastructure within the Town's parks system. Replacing it in-kind and making it playable allowed many residents to safely enjoy the sport. Portions of the court had been torn up and were unsafe for use. The project combined design, engineering, and construction into a single phase, as the court was replaced in its existing layout. This need was identified in the Activitas Inventory and Assessment document.

## Original Goals and Objectives

This project addressed safety issues with the basketball court and supported the CPC Plan's goal of preserving the Town's recreational assets. The court had been the only element of the original park renovation that was not included in previous construction efforts. Due to its deteriorated and hazardous condition, the project aimed to replace it in-kind. By streamlining design, engineering, and construction into one phase, the Town efficiently restored this essential amenity. The need for this project was also documented in the Activitas Inventory and Assessment report.

## Current Status

This project wrapped up in the Spring of 2024 and is now open for all to use.

# Final Report for Town Meeting

**Project:** School Admin Building Roof Restoration  
**CPA Category:** Historic Preservation  
**Original CPA Grant:** FY2024 \$200,000  
**CPA Spending to Date:** FY2024 \$165,716  
**Submission Date:** April 7, 2025

## Project Description

The project is to design and construct repairs to the roof of the Belmont School Administration Building to stop active leaks and ongoing water damage. The building is located at 644 Pleasant Street and is owned by the Town of Belmont.

## Original Goals and Objectives

The Belmont Historic District Commission has identified the School Administration building as one of Belmont's most important Town-owned assets. This classical revival building, constructed in 1902, was originally the Underwood Library and now houses administrative offices for the Belmont Public Schools. It is part of the Town Hall complex which comprises a number of important Town-owned historic buildings which together are a character-defining feature of the town. The building also lies within the Pleasant Street Historic District. Using CPA administrative funds, the committee commissioned a conditions assessment of all three buildings in the Town Hall Complex. The leaking roof of the School Administration Building was identified as the most urgent repair work among the three buildings.

## Current Status

Project was completed successfully at the end of November 2024 and within Budget

# Final Report for Town Meeting

<b>Project:</b>	Town Hall Slate Roof Restoration	
<b>CPA Category:</b>	Historic Preservation	
<b>Original CPA Grant:</b>	<b>FY2020</b>	<b>\$100,000</b>
	<b>FY2023</b>	<b>\$266,300</b>
<b>CPA Spending to Date:</b>	<b>FY2020</b>	<b>\$81,407</b>
	<b>FY2023</b>	<b>\$99,765</b>
<b>Submission Date:</b>	April 7, 2025	

## Project Description

Survey and quantify all the slate roof deficiencies on Town Hall. Develop a specification and bid out the project to qualified bidders to make all the necessary repairs.

## Original Goals and Objectives

To preserve the buildings' structure and maintain the integrity of the interior.

## Current Status

The project went out to bid spring of 2022 where there was only one bidder and the amount was double the allowed budget. An off-cycle request at Special Town Meeting took place in the fall of 2022. An additional \$266,300 was awarded and added to the budget but it was too late to rebid. Facilities re-bid the roof project in the spring of 2023 where a number of bidders participated. The winning bid came in at \$147,250. The project was completed in the late summer of 2023. The project was successfully complete and within budget.

# Progress Report for Town Meeting

<b>Project:</b>	Assessment and Project Redevelopment of Sherman Gardens	
<b>CPA Category:</b>	Community Housing	
<b>Original CPA Grant:</b>	FY2018	\$173,200
	FY2023	\$400,000
	FY2024	\$400,000
<b>CPA Spending to Date:</b>	FY2018	\$173,200
	FY2023	\$ 65,749 <sup>1</sup>
	FY2024	\$ 0
<b>Submission Date:</b>	April 7, 2025	

## Project Description

This project seeks development funding to support the redevelopment and expansion of Sherman Gardens. There have been three CPA allocations for this purpose made in fiscal years 2018 (\$173,200), 2022 (\$400,000), and 2023 (\$400,000). These awards provided funding for consulting, feasibility analysis, architectural, and engineering work at Sherman Gardens. Predevelopment efforts are proceeding well, with a feasibility report prepared by Cambridge Housing Authority (CHA) delivered to BHA in January 2023. An architectural/engineering team was hired in early 2025 to finalize a concept and schematic design for the redevelopment of Sherman Gardens and produce construction documents that can be bid out for construction at a later date.

## Original Goals and Objectives

These funds support design activities required for zoning approval, which will make the project shovel-ready. Both a zoning approval and the Town's ongoing financial commitment will enhance BHA's ability to leverage funding from other entities, such as Community Economic Development Assistance Corporation (CEDAC), Local Initiatives Support Corporation (LISC), Massachusetts Housing Partnership (MHP) and the Executive Office of Housing & Livable Communities (EOHLC).

## Current Status

The Cambridge Housing Authority (CHA) took over management of the Belmont Housing Authority (BHA) in June 2020. In 2021, the CHA's Planning and Development team was also selected as development consultants to the BHA after the termination of their contract with Leonardi Aray Architects for a feasibility study. CHA worked with Bargmann Hendrie + Archetype (BH+A), a design team they had under contract, to finalize the feasibility study and

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<sup>1</sup> At its March 2024 Board meeting, BHA's Board of Commissioners approved the invoices totaling \$17,740.53. Additionally, the project's architect (BH+A) began work in March 2025, and monthly invoices are now anticipated.

provide conceptual design services under an assumption to redevelop the existing buildings while increasing accessibility, maintaining neighborhood character, and increasing the number of units on site. CHA released a Redevelopment Report for Sherman Gardens in early 2023, which was subsequently endorsed by the BHA Board of Commissioners. As they finalized the feasibility scenarios, CHA engaged Sherman Gardens residents and BHA to present their recommendations. A Request for Proposals (RFP) was released on November 4, 2024, to hire an Architectural/Engineering firm for this project. The firm BH+A was selected given their extensive, comparable experience with other housing authorities and projects of this scope, their familiarity with the site's challenges and project needs, and their approach/strategy for the successful completion of this project. A kick-off meeting occurred on March 31, 2025, launching the start of design phase work as part of the continued predevelopment efforts. A resident meeting is scheduled for early April 2025, and it will be followed by a neighborhood listening session. The project team is now assessing the feasibility of completing land use approvals in 2025.

# Progress Report for Town Meeting

**Project:** Chenery Park Design and Engineering  
**CPA Category:** Open Space/ Recreation  
**Original CPA Grant:** FY2025 \$300,000  
**CPA Spending to Date:** FY2025 \$103,308

**Submission Date:** April 7, 2025

## Project Description

The Chenery Park Complex is in dire need of renovation. This CPA project aims to revitalize and rehabilitate a very tired, dreary, and unusable park complex. This particular project is \$300,000 needed to enlist design and engineering with ASK+. In the fall of 2024, we set a goal to make this the most community engaging and interactive CPA process the town has ever had. We believe we succeeded in achieving that goal.

## Original Goals and Objectives

Reconstruct the Chenery Park complex in a manner that is safe and effective for the students, neighbors, and community at large. Facilitate the most compressive and engaging community input process for a CPA project in the history of Belmont's CPA.

## Current Status

This project is slated to be presented at Town Meeting in Spring of 2025.

# Progress Report for Town Meeting

**Project:** Chenery Park Funding  
**CPA Category:** Open Space/ Recreation  
**Original CPA Grant:** FY2025 \$1,000,000  
  
**CPA Spending to Date:** FY2025 \$ 0

**Submission Date:** April 7, 2025

## Project Description

The Chenery Park Complex is in dire need of renovation. This CPA project aims to revitalize and rehabilitate a very tired, dreary, and unusable park complex. This particular project is a \$1,000,000 set aside in anticipation of the project costing around \$3,000,000. Pending an affirmative vote at town meeting, this project will go out to bid in the summer of 2025.

## Original Goals and Objectives

Reconstruct the Chenery Park complex in a manner that is safe and effective for the students, neighbors, and community at large.

## Current Status

This project is slated to be presented at Town Meeting in Spring of 2025.

# Progress Report for Town Meeting

**Project:** Conservation Fund  
**CPA Category:** Historic Preservation  
**Original CPA Grant:** FY2024 \$200,000  
**CPA Spending to Date:** FY2024 \$ 0

**Submission Date:** April 7, 2025

## Project Description

The Conservation Commission has evaluated the CPA programs in neighboring Towns and believes that a successful acquisition of Open Space is dependent on having a ready source of funds to initiate a transaction. This fund will provide such a source and allow the CPA to engage in the acquisition of Open Space for the Town.

## Original Goals and Objectives

The goal of this fund is to provide a dedicated account as a source of readily accessible funds to be used to facilitate the purchase of Open Space and/or deed restrictions for allowable CPA Act purposes.

About 20% of Belmont is Open Space, with about half of that protected from development. In 2010 Belmont was number 18 out of the 351 municipalities in Massachusetts in terms of density. To date, the CPA funds have not expended any monies towards the purchase of Open Space in the Town of Belmont. A desire to protect more Open Space was one reason the town adopted the CPA in 2010. The creation of this fund will allow the Town to react quickly to opportunities to expand open space in Town.

The Conservation Commission has evaluated the CPA programs in neighboring towns, and believes that a successful acquisition of Open Space is dependent on having a ready source of funds to initiate a transaction. This fund will provide such a source, and allow the CPA to engage in the acquisition of Open Space for the Town.

## Current Status

There has been no draw on the Conservation Fund at this time.

# Progress Report for Town Meeting

**Project:** Digitizing Belmont's Town Meeting Records  
**CPA Category:** Historic Preservation  
**Original CPA Grant:** FY2017 \$85,000  
**CPA Spending to Date:** FY2017 \$57,406  
**Submission Date:** April 7, 2025

## Project Description

Scanning and digitizing Town Meeting records and transcripts from 1859 to present; indexing to permit easy search of Town Meeting actions. Indexing fields into database system (existing software as used for Vital Records digitization project). Application of Optical Character Recognition.

## Original Goals and Objectives

The primary goal for this project is to digitize the images of the Town Meeting and Annual Report documents from their many forms, and index them topically into the existing PaperVision database software the Town Clerk's office licenses for managing our vital records, our first CPA project. Indexing by topic will make them accessible and usable to the Town Clerk's staff utilizing the existing database software, cutting the research time certainly, but more importantly, it will allow the staff to obtain a complete picture of all the transactions or items involving that topic, instead of a lucky subset.

A future phase of this project could make the index and/or images of documents available to the general public via the internet so individuals can conduct some level of the research of public documents themselves.

## Current Status

There continue to be important permanent and important records of the Town of Belmont to be segregated, scanned and indexed dating back to 1859. Though we are closing in on completion of this effort, we certainly lost our focus and time in preparing for and executing the tasks during 2024 as we fully supported the Town, State and Presidential elections, a recount and 12 Town Meetings. We hope to complete the work of segregating, scanning and indexing by end of year 2026. We have already completed a significant portion including all Town Meeting transcripts and our most fragile collection of Annual Reports and Board of Selectmen/Select Board minutes.

# Progress Report for Town Meeting

**Project:** Feasibility for the Redevelopment and Creation of New Affordable Housing Units at Belmont Village

**CPA Category:** Community Housing

**Original CPA Grant:** FY2021 \$173,000

**CPA Spending to Date:** FY2021 \$72,414.63

**Submission Date:** April 7, 2025

## Project Description

Belmont Village is a 100-unit family state public housing property located in 25 four-unit residential buildings on approximately 9 acres, owned and managed by the Belmont Housing Authority (BHA). The intent of this project was to review the site's physical characteristics and zoning regulations, assessing neighborhood features that should be considered as part of the design, and producing site layout and massing options that meet stated goals for the redevelopment.

## Original Goals and Objectives

Initial goals for this Redevelopment Feasibility Study are to:

1. Assess the opportunities for redevelopment of the existing 100 units for family/disabled households, improving livability, unit layout and functionality; optimizing space utilization and substantially improving energy and water efficiency. Options to maintain a portion of the existing buildings should also be considered.
2. Facilitate the redevelopment of existing units and the addition of new units.
3. Optimize the site by incorporating other uses that are complementary to the residential complex and contribute to the abutting area.
4. Provide common open space for community interaction.
5. Incorporate sustainable design principles and Enterprise Green Communities criteria, to minimize operating costs and improve habitability.

## Current Status

Since the 2021 award of CPA, the Belmont Village Feasibility Study has significantly progressed under the joint supervision of the BHA and its development consultant, the Cambridge Housing Authority (CHA). The team has completed preliminary work to advance the study, including an existing conditions report, Phase I environmental site assessment, market study, traffic study, tree study, and an asbestos-containing materials survey. In 2022, the team contracted BH+A to create preliminary design options and cost estimates for different redevelopment scenarios. In early 2025, responding to recent Belmont's recent zoning changes to comply with the MBTA Communities Act, the team hired DREAM Collaborative to produce a new zoning analysis, fit studies, site plans, and massing options, leading to a concept design for up to 200 total units by the end of 2025. A project kick-off meeting occurred on April 3, 2025.

Leveraging the Town's financial commitment and demonstrated support, the development team is currently pursuing several funding sources. BHA and CHA will consult with community stakeholders to guide the design process, which will allow the team to complete the Feasibility Report and begin the schematic design process.

# Progress Report for Town Meeting

<b>Project:</b>	<b>Fund to Support the Creation of New Affordable Housing</b>		
<b>CPA Category:</b>	<b>Community Housing</b>		
<b>Original CPA Grant:</b>	<b>FY2022</b>	<b>\$250,000</b>	
	<b>FY2024</b>	<b>\$250,000</b>	
	<b>FY2025</b>	<b>\$275,000</b>	
<b>CPA Spending to Date:</b>	<b>FY2022</b>	<b>\$</b>	<b>0</b>
	<b>FY2024</b>	<b>\$</b>	<b>0</b>
	<b>FY2025</b>	<b>\$</b>	<b>0</b>
<b>Submission Date:</b>	<b>April 7, 2025</b>		

## Project Description

The purpose of this project is to develop or support affordable housing within the Town by subsidizing the creation of additional affordable units in housing construction projects. The funds will be expended at the discretion of the Housing Trust under terms of the grant agreements signed in January 2025 by the Select Board, the Community Preservation Committee, and the Housing Trust.

## Original Goals and Objectives

- Ensure that Belmont increases affordable and mixed income housing when new development happens, particularly in the new multifamily zones that are required by state law for all 175 MBTA communities.
- Invest in affordable housing development to guarantee lower-than-market rents for income- eligible households.
- Work with affordable housing developers to leverage local CPA funding to obtain state funds that will allow for the development of more homes with rents that are affordable.
- Fund pre-development work to determine if sites are suitable for community housing development. Funds would be released once the developer met certain construction thresholds.

## Current Status

There has been no draw on these funds at this time. Once the agreements were signed in January 2025, the Notice of Funding of Availability (NOFA) was advertised on the MA CommBuys website and the NOFA was sent to several affordable housing developers. Any developer approaching the Town about new development will receive information about these grant opportunities from the Department of Planning and Building.

# Progress Report for Town Meeting

**Project:** Homer House Paint Restoration  
**CPA Category:** Historic Preservation  
**Original CPA Grant:** FY2025 \$120,000  
**CPA Spending to Date:** FY2025 \$ 50,298  
**Submission Date:** April 7, 2025

## Project Description:

To completely repaint the exterior, trim and stucco of the 1853 W.F. Homer House located at 661 Pleasant Street, and to repair/restore any wood, trim or stucco as needed to complete the project.

## Original Goals and Objectives

The Homer House has not been repainted in decades, except for a small amount of painting several years ago on the first floor front of the house. That work was minimal as the Woman's Club had only a few thousand dollars and wanted to do a bit of repainting in the most visible areas of the front of the Homer House to make the property as presentable as possible in order to increase rental opportunities. The trim that was repainted at the time, like the trim in virtually every other location, is now peeling, and the Woman's club would like to approach the problem holistically, using the best possible materials, so that the work lasts for many years into the future.

## Current Status:

The exterior painting project began last fall with some scraping, but it could not be completed before the cold weather came. The painters expect to restart their work at the end of April with more scraping and other preparatory work. A chemical analysis of the original house colors was completed in March 2025. The HDC will consider a request to approve the colors at their April meeting. They already approved the project and initially approved repainting in the current exterior colors, but in the interim, a complex chemical analysis was done and the original colors have been identified, so the HDC now needs to approve the color change but this is not expected to delay the project.

# Progress Report for Town Meeting

**Project:** Homer House Window Restoration  
**CPA Category:** Historic Preservation  
**Original CPA Grant:** FY2021 \$100,000  
FY2024 \$ 31,500  
  
**CPA Spending to Date:** FY2021 \$ 85,248  
FY2024 \$ 31,500  
  
**Submission Date:** April 7, 2025

## Project Description

Restoration and repair of 43 windows in the historic 1853 Homer House, located at 661 Pleasant Street, Belmont. It was determined that the existing window frames on the third floor were unstable, due to significant rot. Additional funding was awarded for the placement of scaffolding around the building in order to remove the rot and replace pieces of the window frames as needed.

## Original Goals and Objectives

Restore and repair 43 windows to functionality, safety and beauty. The windows in the Homer House have never been repaired and were in dire need of restoration. Most were inoperable; many had broken glass and/or broken mechanical parts that prevented the windows from being opened. This made it impossible for the house to be ventilated, which contributed to the risk of mold and made it unsafe for use by the public and renters.

## Current Status

The windows project is nearly complete. All regular windows have been repaired and are functional. Three stained glass windows are in the process of being repaired. These are more difficult and time consuming. One of the stained-glass windows has been removed and is in the process of being repaired. When that window is done, it will be reinstalled on the same date that the remaining two stained glass windows are removed and taken to the restoration studio for repair. Work on the stained-glass windows should be completed this summer.

# Progress Report for Town Meeting

**Project:** Preserving Belmont's Original Vital Records  
**CPA Category:** Historic Preservation  
**Original CPA Grant:** FY2017 \$80,000  
  
**CPA Spending to Date:** FY2017 \$22,135  
  
**Submission Date:** April 7, 2025

## Project Description

Conservation of the original vital records of births, deaths and marriages in Belmont that was started as one component of our FY13 CPA project to digitize and preserve the original vital records

## Original Goals and Objectives

The goal of this project is conservation of the original vital records of births, deaths and marriages in Belmont that was started as one component of our FY13 CPA project to digitize and preserve the original vital records.

The Town Clerk is responsible for creating and archiving the records of the Town since its incorporation in 1859, including, but not limited to, vital records of births, deaths and marriages. Vital records are created and recorded daily by the Town Clerk's staff. The proper preservation of and access to these fragile original records is a major thrust for the Dept of Public Health for the Commonwealth as well as every town and city in the Commonwealth. The Belmont archive is the only source for these documents from 1859 to 1930, after which the Commonwealth Registry of Vital Records and Statistics was created and now stores a paper copy, but has not made electronic scans. The job of preserving and scanning has fallen to the individual Towns in the Commonwealth. We must preserve and conserve these individual vital record documents (birth certificates, death certificates, marriage certificates) to halt further degradation of the paper documents in addition to making digitizing them (our original FY13 CPA project).

## Current Status

We have selected the remaining books of vital records we hope to have preserved and bound adhering to the standards and priorities identified in the Conservation Survey performed by Northeast Document Conservation Center. We intend to go through the procurement process to have the work performed, starting spring of 2025 in hope to completely utilize the funding approved on the original application by end of 2026.

# Progress Report for Town Meeting

Project: \_\_\_\_\_  
CPA Category: \_\_\_\_\_  
Original CPA Grant: \_\_\_\_\_  
CPA Spending to Date: \_\_\_\_\_  
Update Submitted By: \_\_\_\_\_  
Submission Date: \_\_\_\_\_

**Project Description**

**Original Goals and Objectives**

**Current Status**

# Progress Report for Town Meeting

**Project:** Rock Meadow: Habitat Preservation Control of  
Non-native & Invasive Vegetation  
**CPA Category:** Open Space/ Recreation  
**Original CPA Grant:** FY2020 \$25,400  
**CPA Spending to Date:** FY2020 \$14,815  
**Submission Date:** April 7, 2025

## Project Description

The proposal consisted of a multiyear program of land management and treatment of non-native and invasive plant species at Rock Meadow.

## Original Goals and Objectives

The goal of this project is to preserve the valuable and unique grasslands and woodlands within Rock Meadow, through the reduction and elimination of targeted noxious weeds. The work is a component of the Rock Meadow Conservation Master Plan, prepared by the Conway School and the Conservation Commission in 2018, and is currently being implemented by a professional land manager, trained in the selective application of various control techniques.

## Current Status

Work, to date, remains incomplete. The pandemic initially caused delays with the contractor's ability to provide contracted services, and recent delays have been at the Commission's request. Control of the Black Swallowwort infestation has been complicated, and the Commission has asked the contractor to provide additional treatment options for the completion of the grant. Work is expected to begin again this spring and summer using the services of Essex Horticultural to manage the Black Swallowwort and improve the habitat value of the grasslands.

# Progress Report for Town Meeting

**Project:** Town Hall Retaining Wall  
**CPA Category:** Historic Preservation  
**Original CPA Grant:** FY2024 \$160,000  
**CPA Spending to Date:** FY2024 \$ 17,253  
**Submission Date:** April 7, 2025

## Project Description

The existing retaining wall that supports the driveway up to the historic front doors of the Town Hall has failed. The granite stones have given way. Facilities has secured the wall so it does not get worse before the project can take place.

## Original Goals and Objectives

This funding will be used to support the Town to hire an engineer to analyze and design a new wall. The hired firm will need to determine if water coming off of the Town Hall is causing the deterioration and if so will have to come up with a plan to mitigate that. Soils should be analyzed as part of this process to make sure that they are still structurally sound. Once the design is complete an additional CPA Application will be presented for funding to repair/replace the retaining wall as well as any mitigation work necessary to ensure the new wall's longevity.

The retaining wall has direct impact on the integrity of the Town Hall building and its foundation. This makes identifying the root cause of the collapse of the retaining wall a high priority for the Town and its maintenance of its buildings.

## Current Status

The wall has been designed and specifications have been completed. The solicitation for bids has begun under Chapter 30 & 39M and are due at the end of this April. Awarding of the contract is contingent upon funding approval at the 2025 Town Hall Meeting.

## Community Preservation Fund Balances

	Open Space/ Recreation	Historic Resources	Community Housing	Unbudgeted Reserves	Undesignated Fund Balance	Total CPA Funds
<b>Available Balance (As of 6/30/2024)</b>	\$ 279,928	\$ 202,002	\$ 302,127	\$ 900,000	\$ 2,125,337	\$ 3,809,393
<b>FY2025 Revenue Estimate (\$335,029 State match)</b>	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,535,029	\$ -	\$ 2,135,029
<b>Proposed FY2025 Projects:</b>						
Community Path Right of Way Acquisition				\$ (192,000)		\$ (192,000)
Chenery Park Design & Engineering				\$ (300,000)		\$ (300,000)
Chenery Park Funding	\$ (479,927)			\$ (520,073)		\$ (1,000,000)
Fund to Support New Affordable Housing			\$ (275,000)			\$ (275,000)
Homer House Paint Restoration		\$ (120,000)				\$ (120,000)
Administrative Budget				\$ (100,000)		\$ (100,000)
<b>TOTAL FY2025 Approved Projects at 2024 ATM</b>	\$ (479,927)	\$ (120,000)	\$ (275,000)	\$ (1,112,073)	\$ -	\$ (1,987,000)
<b>Remaining Balance for FY2025</b>	\$ -	\$ 282,002	\$ 227,127	\$ 422,956	\$ 3,025,337	\$ 3,957,423
<b>FY2026 Revenue Estimate (\$200,000 State match)</b>	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,400,000	\$ -	\$ 2,000,000
<b>Proposed FY2026 Projects:</b>						
Predevelopment Planning for Redevelopment of Belmont Village			\$ (427,127)	\$ (222,873)		\$ (650,000)
Clay Pit Pond Walking Path - Full Design with Construction Documents and Drawings				\$ (100,000)		\$ (100,000)
Complete Restoration of "Burial Hill" Original Cemetery				\$ (60,000)		\$ (60,000)
Chenery Park Renovation - Phase 2	\$ (200,000)			\$ (200,000)	\$ (1,800,000)	\$ (2,200,000)
Restore Failed Retaining Wall, Town Hall		\$ (482,002)		\$ (75,000)	\$ (267,998)	\$ (825,000)
Homer Building Restoration (Town Hall Annex)				\$ (605,396)		\$ (605,396)
West of Harris Field				\$ (42,900)	\$ (429,433)	\$ (472,333)
Administrative Budget				\$ (90,000)		\$ (90,000)
<b>TOTAL FY2026 Proposed Projects at 2025 ATM</b>	\$ (200,000)	\$ (482,002)	\$ (427,127)	\$ (1,396,169)	\$ (2,497,431)	\$ (5,002,729)
<b>Available Balance (As of 6/30/2025)</b>	\$ -	\$ (0)	\$ (0)	\$ 3,831	\$ 950,862	\$ 954,694